STILLWATER TOWNSHIP
ZONING BOARD OF ADJUSTMENT
September 28, 2026 @ 7:00 pm

A regular meeting of the Stillwater Township Zoning Board of Adjustment was held at the above date and time. The meeting was called to order by and in accordance with the Open Public Meetings Act. The flag was saluted and roll call was taken.

MEMBERS PRESENT:

Mr. Lippencott, Mrs. Draghi, Mrs. Mountford, Mr. Wykoff, Mr. van der Haeghen, Mr. Wykoff, Mr. Kochenthal, Mr. Doolittle, Mr. Bessler

MEMBERS ABSENT:

ALSO PRESENT: Daniel Benkendorf, Esq., Lisa Chammings, Liaison

SWEARING IN OF BOARD MEMBERS: None

MINUTES:

Mrs. Mountford made a motion to approve the July 2026 minutes, seconded by Mrs. Draghi.

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi - Yes, Mr. Lippencott – Yes, Mr. Wykoff, - Yes, Mr. van der Haeghen – Abstained, Mr. Kochenthal – Yes, Mr. Doolittle – Abstained, Mr. Bessler – Yes.

RESOLUTIONS: None
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COMPLETENESS: Aulicino, 1036 Stillwater Road, Block 2301, Lot 32

Mr. Kochenthal made a motion to deem the above matter complete for a hearing, seconded by Mr. van der Haeghen.

Roll Call: Mr. Kochenthal – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mrs. Draghi – Yes, Mrs. Mountford – Yes, Mr. Wykoff, - Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

HEARINGS: Aulicino, 1036 Stillwater Road, Block 2301, Lot 32

Applicant, Kenneth Aulicino was sworn in by Mr. Benkendorf. He provided testimony as to the height and size of the pole barn he intends on building. The barn itself will only be 960 sq. ft.; however, he is adding a 10ft. lean-to which will increase the square footage by 400ft., making the structure over the 1000 sq. ft. limitation. The location is more than 40 ft. off his property sideline, 15ft. tall and will not impact any wetlands. The barn will be used as a woodshop and storage. The building will have electricity and one light over the people door. The applicant submitted architectural drawings which were marked as Exhibit A-1. The Board requested an as-built survey be submitted if the application is approved.

The meeting was opened to the public at 7:45pm. Neighbors, Joyce and Michael Kurland were sworn in. They raised concerns that the proposed building will block their view and questioned why it could not be placed elsewhere. Mr. Aulicino advised that further back on his property there is groundwater and its proposed positioning allows it to be closer to electricity. Mrs. Mountford advised the neighbors that the applicant is within his rights to build the pole barn, and he only needed a variance because of the addition of the lean-to.

The hearing was closed to the public at 7:52pm.

Mrs. Mountford made a motion to approve application, seconded by Mr. van der Haeghen.

Roll Call: Mrs. Mountford – Yes, Mr. van der Haeghen – Yes, Mr. Lippencott – Yes, Mrs. Draghi - Yes, Mr. Wykoff, - Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes

Mr. Aulicino made a request to waive the waiting time for the memorialized Resolution to immediately request building permits.

Mr. van der Haeghen made a motion to waive the waiting time for the Resolution, seconded by Mrs. Draghi.

Roll Call: Mr. van der Haeghen – Yes, Mrs. Draghi - Yes, Mr. Lippencott – Yes, Mrs. Mountford – Yes, Mr. Wykoff, - Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes

BILLS:

Mrs. Mountford made a motion to pay the following bills, seconded by Mrs. Draghi.

Van Cleef Engineering – Manser, 307/8	$ 480.00
Dolan and Dolan – Nugent, 3602/13	$ 490.00
Dolan and Dolan – Aulicino 2301/32	$ 35.00
Dolan and Dolan – General	$ 113.75
Dolan and Dolan – General	$4147.00

Roll Call: Mrs. Mountford – Yes, Mrs. Draghi - Yes, Mr. Lippencott – Yes, Mr. Wykoff, - Yes, Mr. van der Haeghen – Yes, Mr. Kochenthal – Yes, Mr. Doolittle – Yes, Mr. Bessler – Yes.

OLD/NEW BUSSINESS:

Mrs. Mountford advised that she attended the September Planning Board Meeting to address her concerns regarding the drafted Short Term Rental Ordinance. She requested that it be generalized and make it more restrictive (if necessary). She also requested to have the registration fee match the regular landlord registration fee.

CORRESPONDENCE:

COMMITTEE LIAISON REPORT: The Committee Liaison report was provided to the Board by Lisa Chammings.

Ms. Chammings began by thanking the DPW and Fire Department (specifically a member named Kyle) for their hard work during the recent storms. The Fire Department did more than just respond. They cut the tree off the house, put a tarp on the house and went over and above in their roles.

October 3rd is Clean Up Day beginning at 8:30am. A Shred-It truck will be staged at Town-hall and the Recycling Center will allow residents to bring 4 tires per family to dispose of at no cost.

The Recreation Committee will host a Trick or Trunk on October 25th, Game Night will be held on November 1st.

A bear proof container has been placed at Veterans Park through the Clean Communities Grant.

The Historical Society did a presentation at one of the recent meetings looking for funding from the Open Space Money tax to try and save the grist mill.

Kittatinny Regional High School held a meeting about consolidation. All information is on the KRHS website. Stillwater School's Architect gave a presentation regarding the cracks in the wall in the gymnasium. They are looking to go for a referendum on December 8th. One more presentation will be held in late October.

The Fair Share Housing Plan continues to move forward with the township Attorney and Jessica Caldwell.

The next meeting will include a Resolution for an employee Zoom Policy Handbook.

A potential Ordinance may be coming in 2027 for property owner's responsibility for removal of trees on their property that are taking down power lines outside of the right of way of the power line.

Stillwater's website has a link to the Sussex County website called Four Seasons of Agriculture which lists all of the agricultural and farming businesses in the area.

ENVIRONMENTAL COMMISSION LIAISON REPORT:

The Environmental Commission will host speakers in October and November. One will be regarding Invasive Species and the other will be regarding Dark Sky.

992 Fairview Lake Road continues to go through analysis of what remediation still needs to be done.

The Planning Board meeting held a long discussion regarding Short Term Rentals and Air BNB's.

Tax Certificate redemptions have continued since the tax sale. A memo will be forthcoming from the tax collector regarding the next tax sale which will probably be held in mid-November.

OPEN TO THE PUBLIC: The hearing was opened to the public at 8:02pm. With there being no public comment, the hearing was closed.

EXECUTIVE SESSION: None

ADJOURNMENT: With there being no further business, a motion was made to adjourn the meeting. With a voice vote, all were in favor.

Respectfully submitted,

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Penny Bair, Board Secretary
September 28, 2026